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**UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF VIRGINIA
Richmond Division**

IN RE: JAMES ONEIL BEALE

Case No. 12-37076-KRH
Chapter 13

Debtors.

UNION BANK & TRUST,

Movant,

v.

JAMES ONEIL BEALE, and
SUZANNE E. WADE, TRUSTEE,

Respondents.

ORDER GRANTING RELIEF FROM THE AUTOMATIC STAY

Upon consideration of the motion of Union First Market Bank, successor (“Union”) to modify the automatic stay, it is

ORDERED that the automatic stay imposed by 11 U.S.C. § 362 is modified to permit Union and its successors and assigns to enforce the lien of its deed of trust as it pertains to real property located at 851 Weems Road, Weems, Virginia (the “Property”) and as more particularly described as follows:

ALL THAT CERTAIN LOT OR PARCEL OF LAND,
CONTAINING 1.219 ACRES, MORE OR LESS, TOGETHER
WITH ALL IMPROVEMENTS THEREON AND ALL RIGHTS,
WAYS, PRIVILEGES AND APPURTENANCES IN ANYWISE
THEREUNTO APPERTAINING, SITUATE, LYING AND BEING

ON THE SOUTH SIDE OF WEEMS ROAD, STATE HIGHWAY ROUTE NO. 222, IN WHITE STONE MAGISTERIAL DISTRICT, LANCASTER COUNTY, VIRGINIA, AS SHOWN ON THAT CERTAIN PLAT OF SURVEY ENTITLED "PLAT SHOWING PHYSICAL IMPROVEMENTS TO PROPERTY TO BE CONVEYED TO JAMES O. BEALE", MADE BY SIMMONS NEWSOME, P.C., DATED JUNE 23, 2005, WHICH PLAT IS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF LANCASTER COUNTY, VIRGINIA, IN INSTRUMENT #050002191 AT PAGE 3.

BEING THE SAME PROPERTY CONVEYED UNTO JAMES O. BEALE BY DEED DATED JUNE 27, 2005 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN INSTRUMENT #050002191.

which relief shall extend to the purchaser at the foreclosure sale to allow the purchase to take such action under state law, as may be necessary, to obtain possession of the property.

Dated: Apr 24 2015

/s/ Kevin R. Huennekens
UNITED STATES BANKRUPTCY JUDGE

Entered on Docket: Apr 27 2015

I ask for this:

/s/ Jeremy S. Williams
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CERTIFICATE OF SERVICE

I hereby certify under penalty of perjury that on April 15, 2015, a true and exact copy of the foregoing Order was served via CM/ECF or mailed, first class mail with postage fully prepaid to the following necessary parties:

Debtor:

James Oneil Beale
P.O. Box 215
Kilmarnock, Virginia 22482

Counsel for Debtor:

Richard James Oulton
The Debt Law Group, PLLC
8501 Mayland Dr.
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Chapter 13 Trustee:

Suzanne E. Wade
P.O. Box 1780
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United States Trustee

Robert B. Van Arsdale, Esq.
United States Courthouse
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/s/ Jeremy S. Williams
Counsel